



January 2025 MLS Statistical Report

The big news for January 2025 is that inventory is up 27% from this time last year. Most of that increase is due to a dramatic increase in residential inventory. Here is the breakdown:

- Residential inventory – up 48%
- Lots / Land inventory – up 1%

Sales were also good in January 2025. Here is the breakdown:

- Residential sales – up 25%
 - Single Family Detached – 105 units vs 85 last year
 - Condo – 19 units vs 13 units last year
- Lots / Land sales – down 18%

Median sale price showed mixed results. Here is the breakdown:

- Residential Median Sale Price – up 8%
- Lots / Land Median Sale Price – down 5%

Residential Inventory			Residential Sales		
Month / Year	Count	%Chg	Month / Year	Count	% Chg
Jan'25	752	48%	Jan'25	126	25%
Jan'24	508	27%	Jan'24	101	0%
Jan'23	391	38%	Jan'23	101	-55%
Lots / Land Inventory			Single Family Detached Sales		
Month / Year	Count	%Chg	Month / Year	Count	% Chg
Jan'25	342	1%	Jan'25	105	24%
Jan'24	340	-11%	Jan'24	85	8%
Jan'23	381	-6%	Jan'23	79	-60%
Total Inventory			Condo Sales		
Month / Year	Count	%Chg	Month / Year	Count	% Chg
Jan'25	1115	27%	Jan'25	19	46%
Jan'24	877	9%	Jan'24	13	8%
Jan'23	808	11%	Jan'23	12	-43%

Data Obtained: February 6, 2025

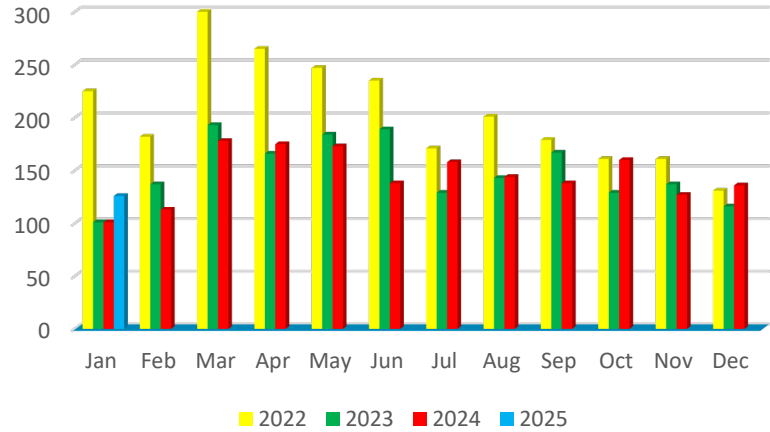
Note: This report reflects corrections / updates to previous data.

Residential

YTD Residential Sales

Year to Date	Count	%Chg
2025	126	25%
2024	101	-94%
2023	1791	-27%

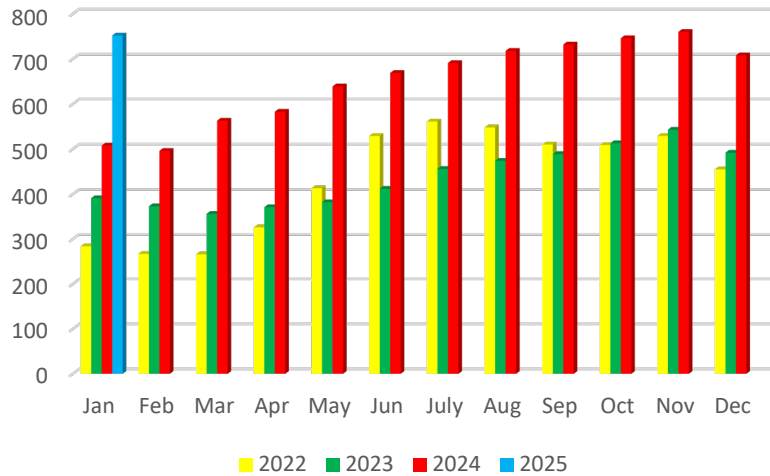
Residential Sales 2025



Residential Inventory

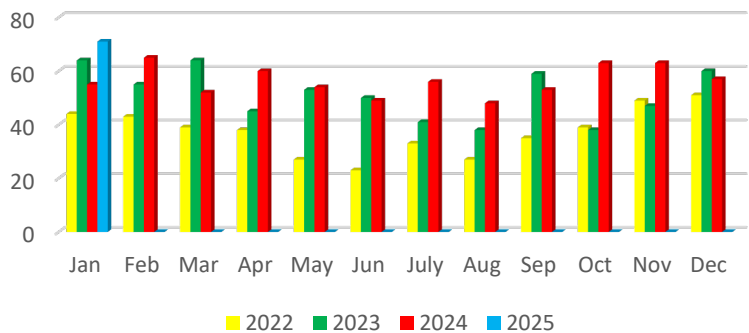
Month / Year	Count	%Chg
Jan'25	752	48%
Jan'24	508	27%
Jan'23	391	38%

Residential Inventory



Residential DOM

YTD	2024	2025
Average	55	72
Median	31	52

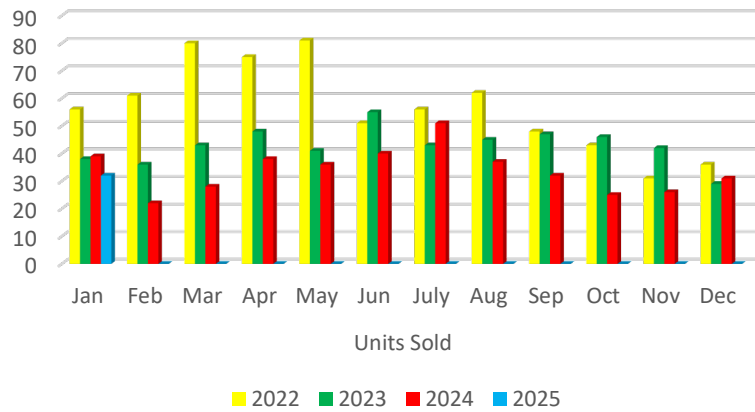


Lots / Land

YTD Lot / Land Sales

Month / Year	Count	%Chg
2025	32	-18%
2024	39	3%
2023	38	-32%

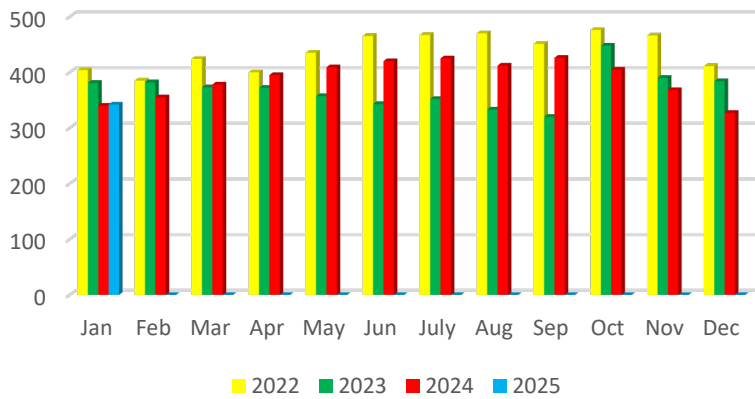
Lot Land Unit Sales



YTD Lot / Land Inventory

Month / Year	Count	%Chg
Jan'25	342	1%
Jan'24	340	-11%
Jan'23	381	-6%

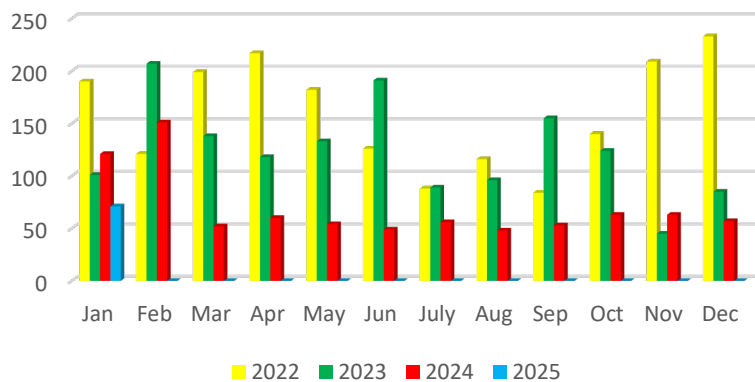
Lots / Land Inventory



Lots / Land YTD Days on Market

YTD	2024	2025
Average	121	137
Median	36	96

Lots / Land DOM



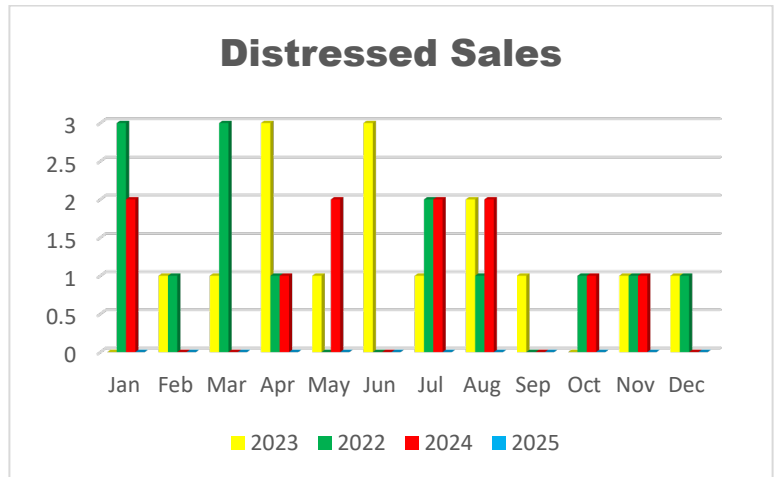
Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas

Yearly Distressed Sales

Month / Year	Count	%Chg
2025	0	-100%
2024	2	-
2023	0	-100%

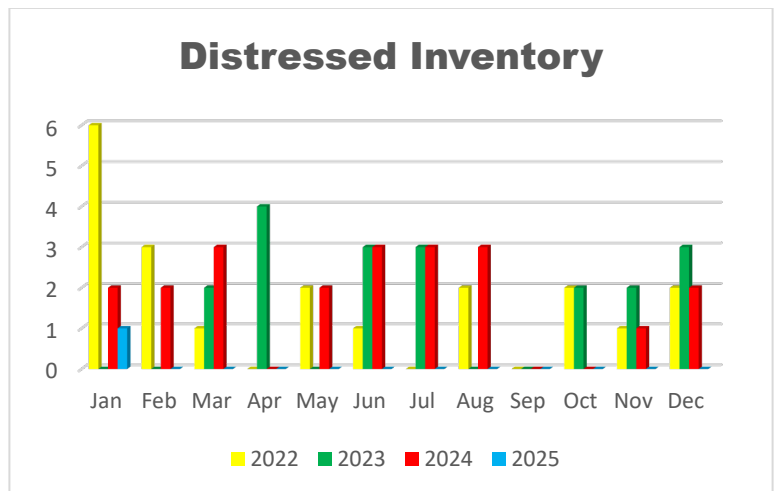


Distressed Inventory

Dare County & Surrounding Areas

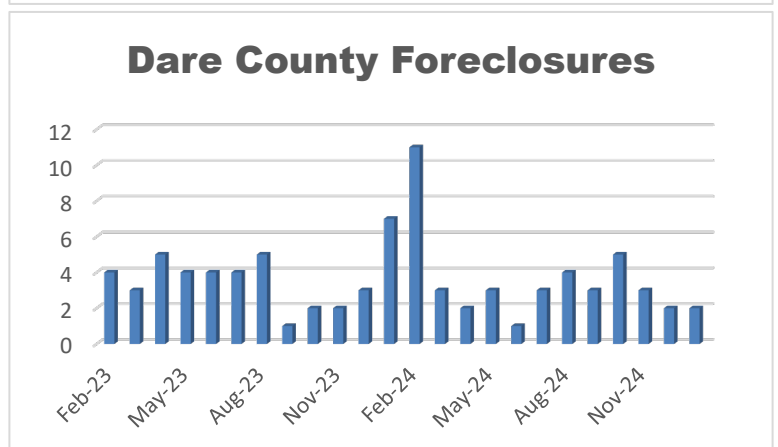
Year to Date Distressed Inventory

Month / Year	Count	%Chg
Jan'25	1	-50%
Jan'24	2	-
Jan'23	0	-100%

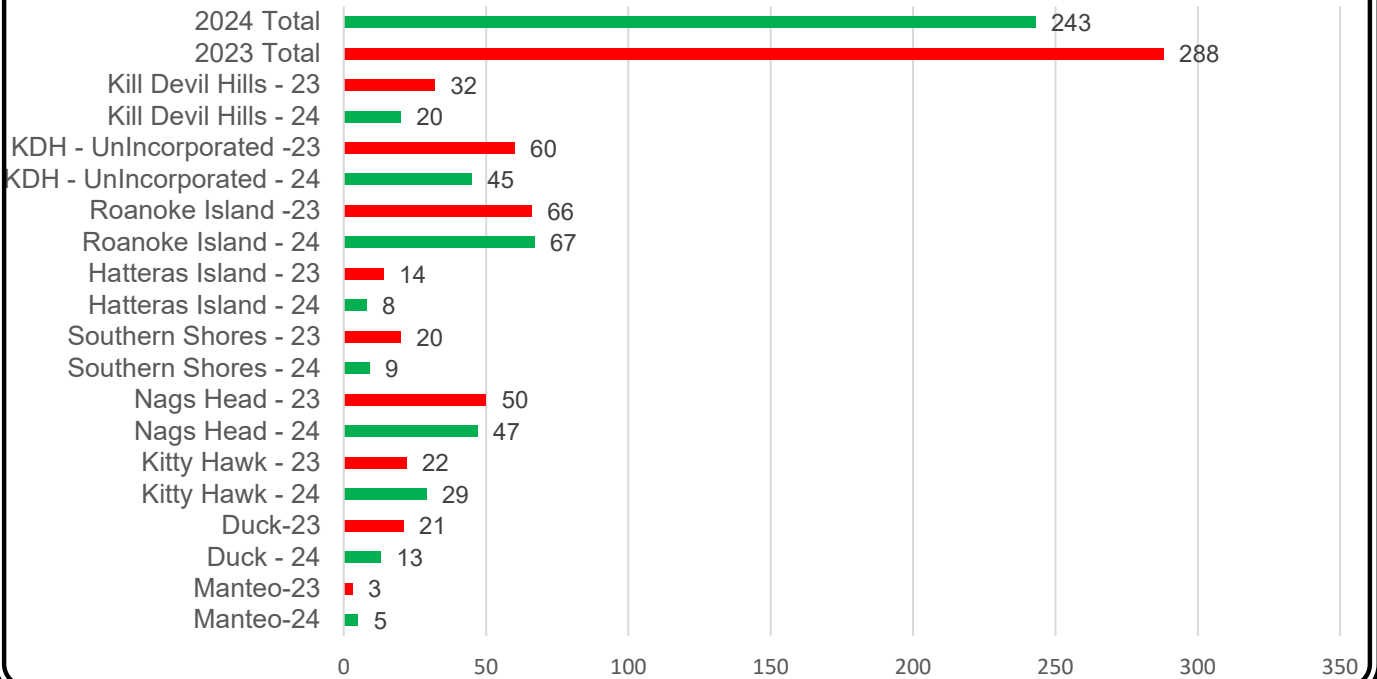


Dare County Only Foreclosures

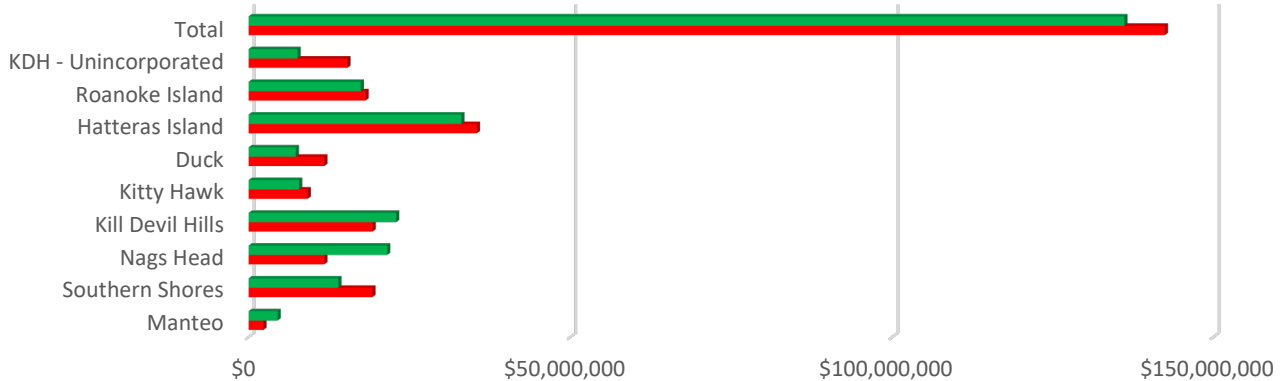
*Court Ordered Foreclosures



Dare County Building Permits 2023 vs 2024 Residential New Constructon



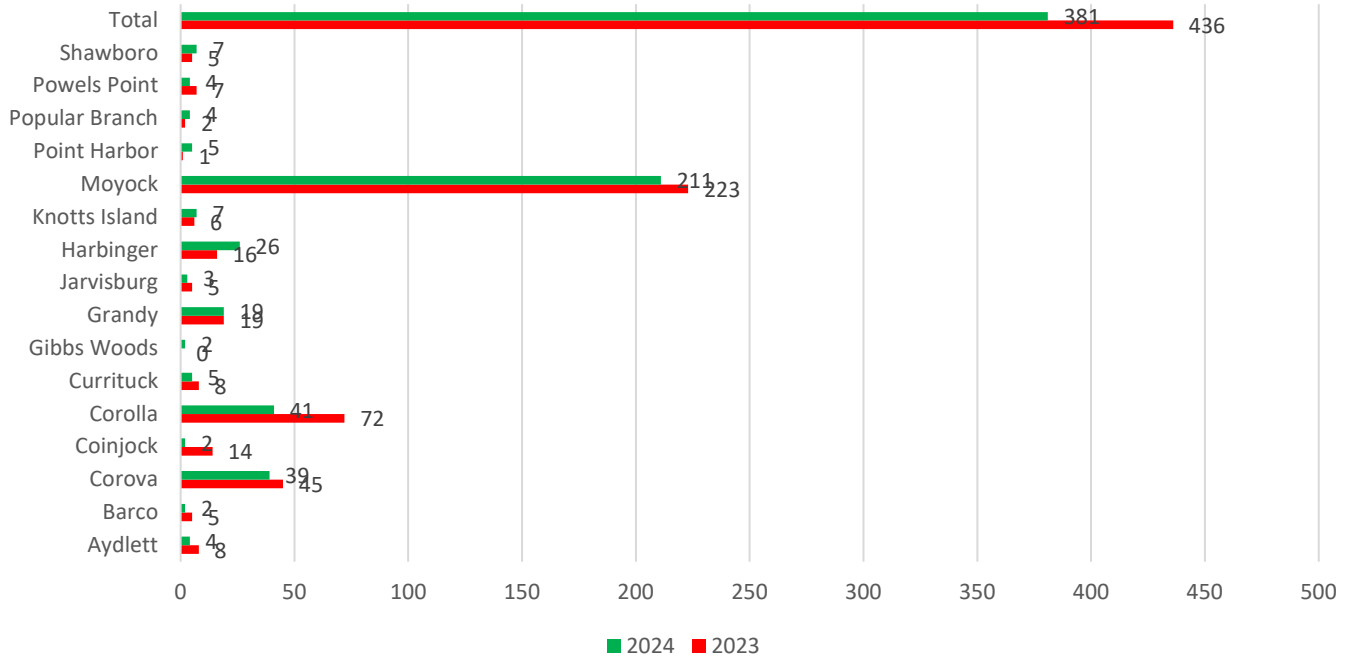
Dare County Building Permit Value 2023 vs 2024 Residential New Constructon



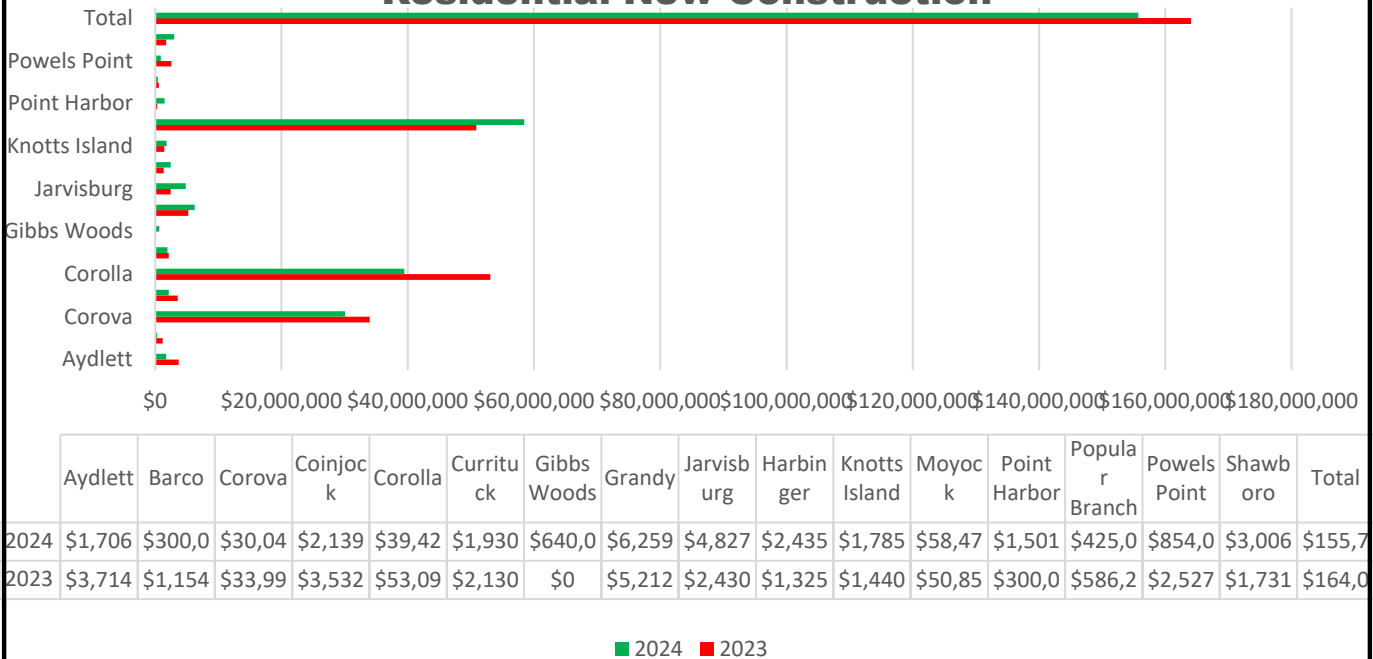
	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - Unincorporated	Total
2024	\$4,509,115	\$13,938,230	\$21,524,010	\$22,917,540	\$7,843,300	\$7,330,080	\$33,039,080	\$17,415,950	\$7,606,015	\$136,123,300
2023	\$2,294,171	\$19,230,780	\$11,757,820	\$19,268,110	\$9,169,976	\$11,762,160	\$35,464,130	\$18,162,080	\$15,343,060	\$142,452,300

■ 2024 ■ 2023

Currituck County Building Permits 2023 - 2024 Residential New Construction



Currituck County Building Permit Value 2023 vs 2024 Residential New Construction



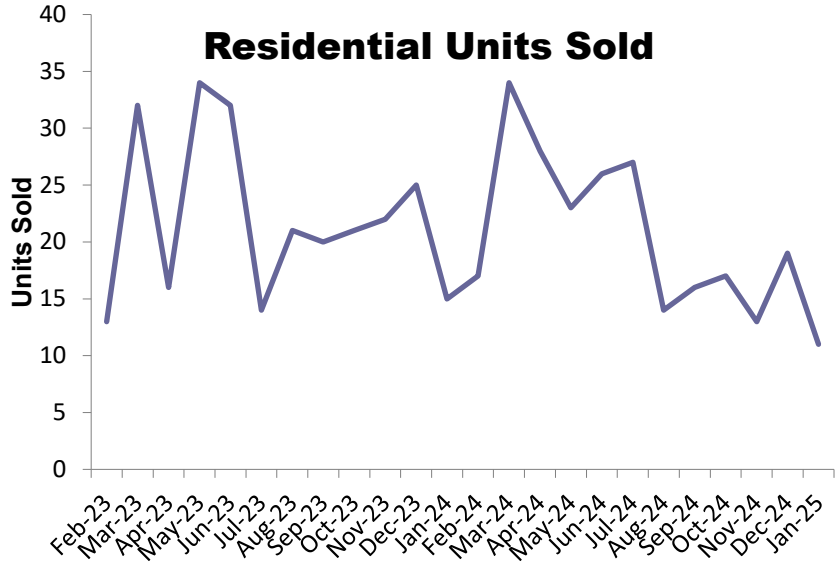
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2024	2025
68	87

Year to Date Sales		
Year to Date	Count	%Chg
2025	11	-27%
2024	15	-35%
2023	23	-43%

Median Sales Price		
Year	MSP	%Chg
2025	\$712,500	-17%
2024	\$860,000	6%
2023	\$810,000	-4%

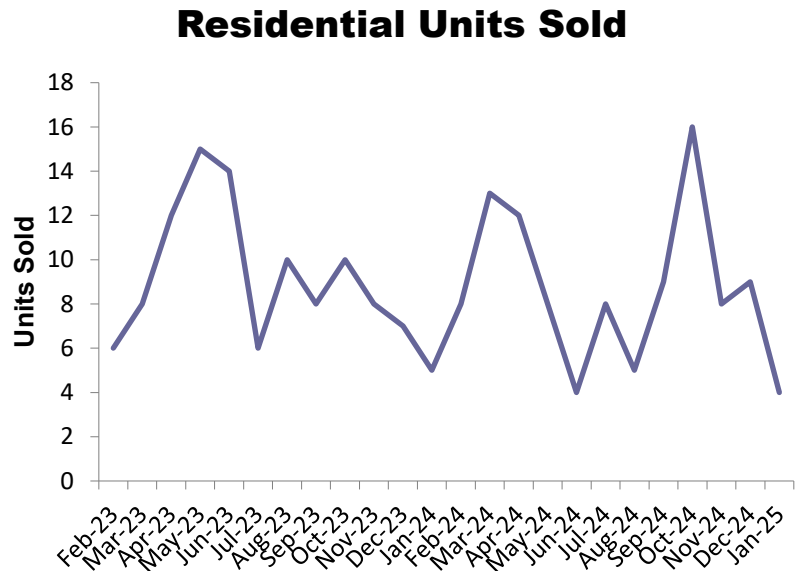


Duck

Average DOM - YTD	
2024	2025
38	64

Year to Date Sales		
Year to Date	Count	%Chg
2025	4	-20%
2024	5	-29%
2023	7	-59%

Median Sales Price		
Year	MSP	%Chg
2025	\$1,102,500	24%
2024	\$889,000	11%
2023	\$799,900	-11%

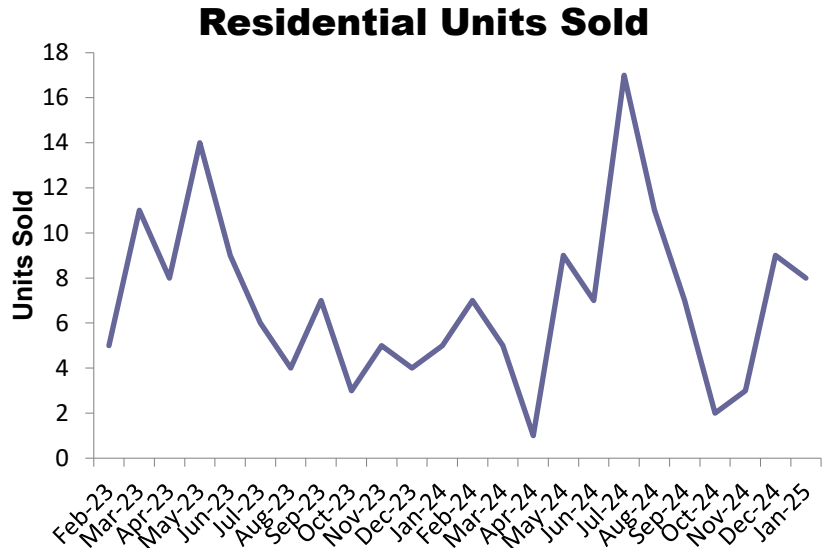


Southern Shores

Average DOM - YTD	
2024	2025
14	38

Year to Date Sales		
Year to Date	Count	%Chg
2025	8	60%
2024	5	25%
2023	4	-60%

Median Sales Price		
Year	MSP	%Chg
2025	\$747,000	-5%
2024	\$785,000	6%
2023	\$737,450	-5%

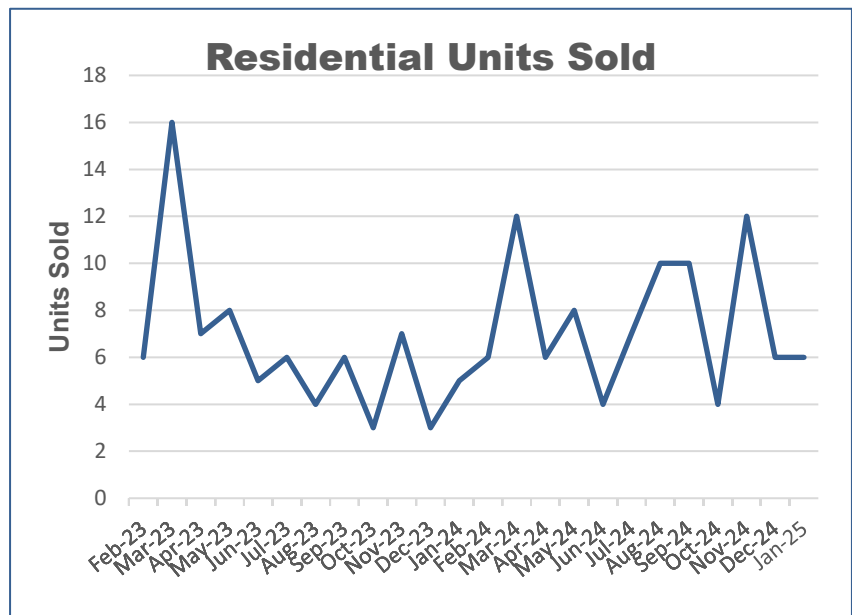


Kitty Hawk

Average DOM - YTD	
2024	2025
45	78

Year to Date Sales		
Year to Date	Count	%Chg
2025	6	20%
2024	5	-17%
2023	6	-50%

Median Sales Price		
Year	MSP	%Chg
2025	\$733,750	24%
2024	\$592,500	2%
2023	\$580,000	1%



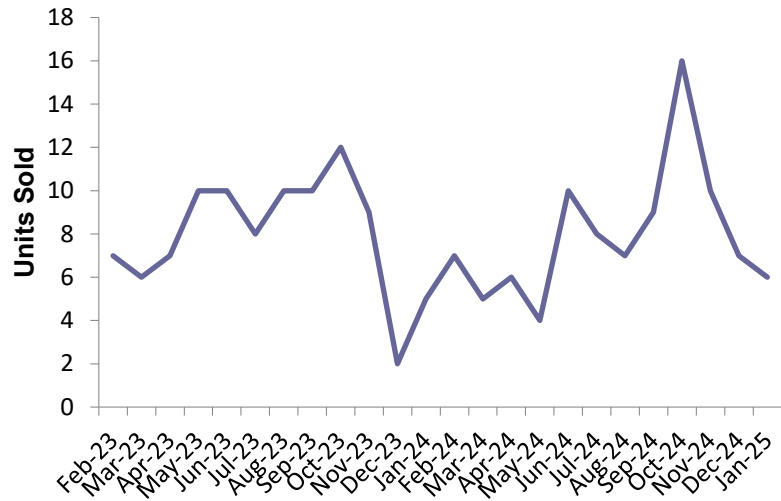
Colington

Average DOM - YTD	
2024	2025
40	128

Year to Date Sales		
Year to Date	Count	%Chg
2025	6	20%
2024	5	-
2023	0	-100%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$579,500	57%
2024	\$370,000	-21%
2023	\$470,000	-4%

Residential Units Sold



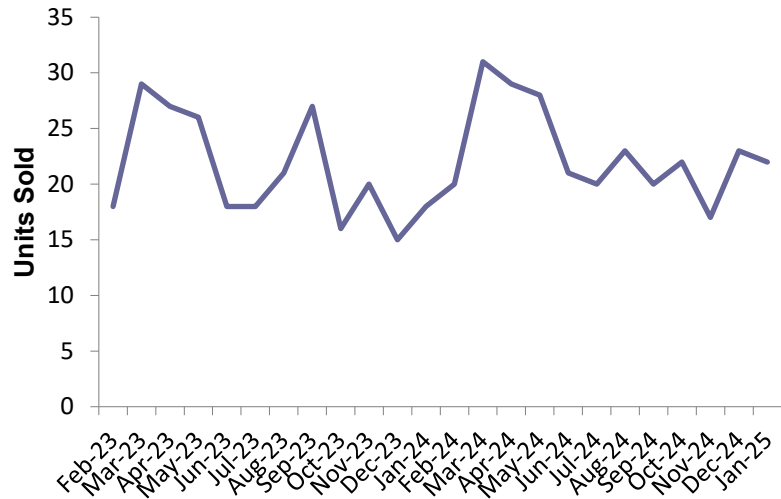
Kill Devil Hills

Average DOM - YTD	
2024	2025
74	40

Year to Date Sales		
Year to Date	Count	%Chg
2025	22	22%
2024	18	38%
2023	13	-63%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$542,500	-1%
2024	\$550,000	3%
2023	\$533,750	10%

Residential Units Sold

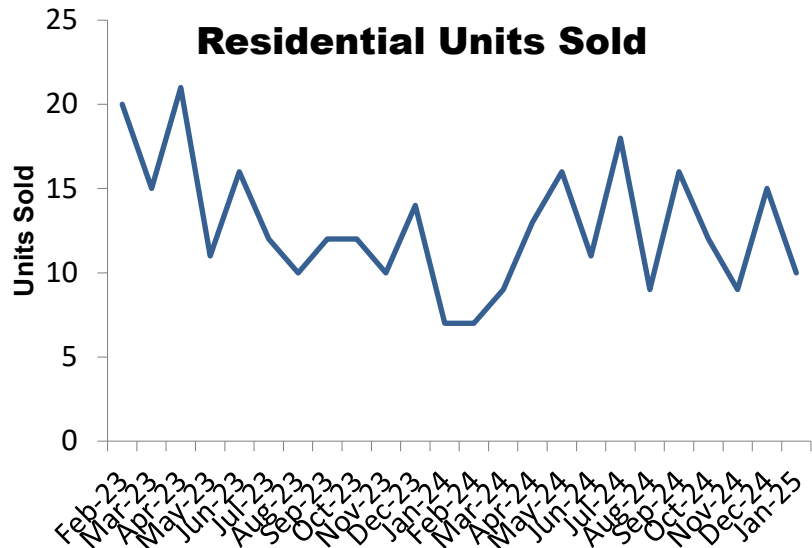


Nags Head

Average DOM - YTD	
2024	2025
69	53

Year to Date Sales		
Year to Date	Count	%Chg
2025	10	43%
2024	7	75%
2023	4	-83%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$908,000	10%
2024	\$825,500	22%
2023	\$679,000	-11%

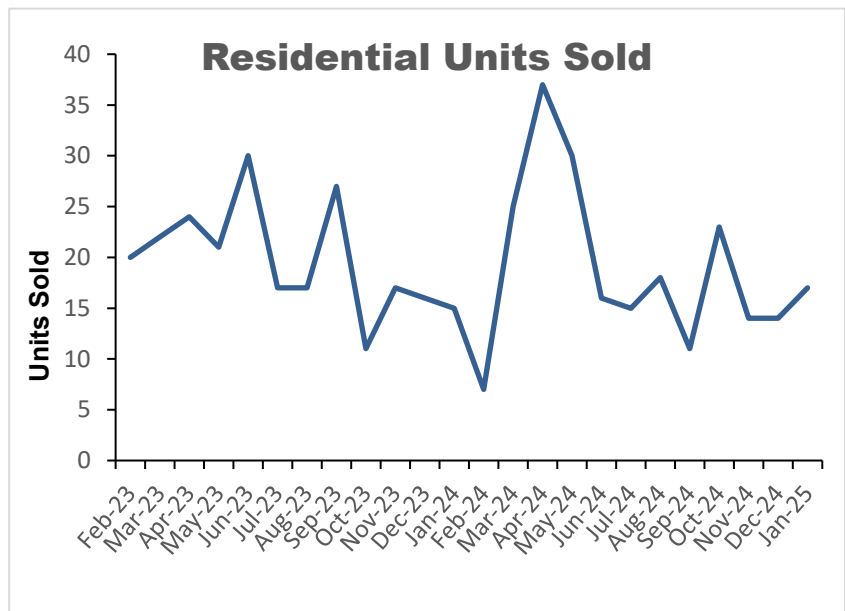


All Hatteras

Average DOM - YTD	
2024	2025
68	66

Year to Date Sales		
Year to Date	Count	%Chg
2025	17	13%
2024	15	0%
2023	15	-62%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$665,000	17%
2024	\$569,000	-4%
2023	\$590,000	-2%

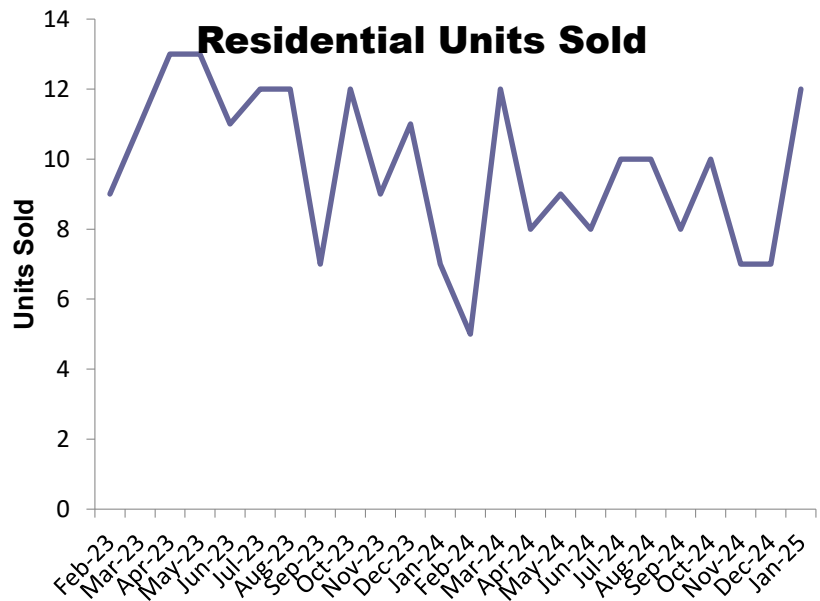


Manteo

Average DOM - YTD	
2024	2025
28	94

Year to Date Sales		
Year to Date	Count	%Chg
2025	12	71%
2024	7	0%
2023	7	-56%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$442,500	-21%
2024	\$557,000	14%
2023	\$487,000	8%

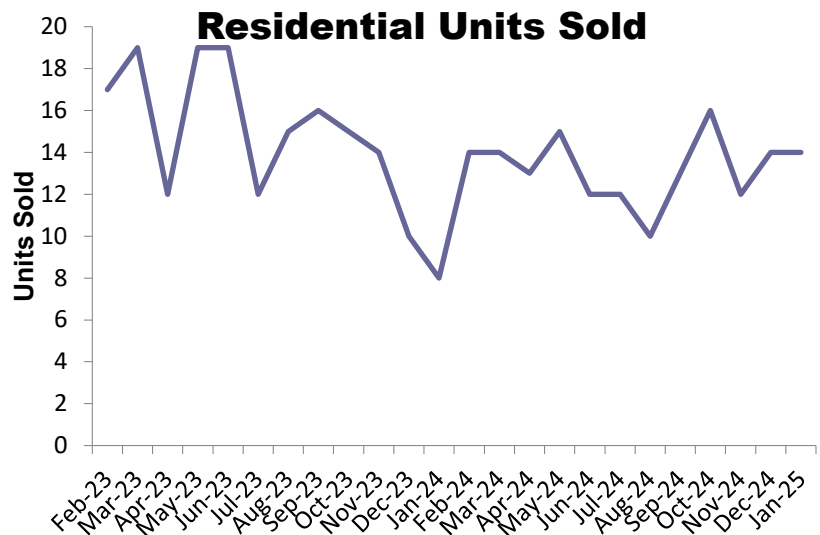


Currituck Mainland

Average DOM - YTD	
2024	2025
60	131

Year to Date Sales		
Year to Date	Count	%Chg
2025	14	75%
2024	8	-27%
2023	11	-15%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$417,495	8%
2024	\$388,000	1%
2023	\$385,000	1%



Ocracoke Island

Average DOM - YTD	
2024	2025
98	75

Year to Date Sales		
Year to Date	Count	%Chg
2025	3	200%
2024	1	-
2023	0	-100%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$755,000	33%
2024	\$568,000	15%
2023	\$495,000	-7%

